

Memo

To: Town Board Members

From: James Callahan, Director of Community Development

cc: Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

Date: August 2, 2017

Re: August 9, 2017 Town Board Meeting Agenda

Following is a review/analysis of the items listed on the August 9, 2017 Town Board Agenda:

PUBLIC HEARINGS:

1. ROB BLANDFORD, 5355 WILLOW LAKE DRIVE.

Location: Northeast end of Willow Lake Drive.

Description/History: Existing vacant lot located in the Residential Single Family Zone.

Proposal: Applicant is proposing to construct a new home with an in-law living unit included.

Comprehensive Plan: Area identified in the residential zone.

Reason for Town Board Action: Per the Zoning Law the Town Board may consider secondary living units via a Special Exception Use Permit.

Issues: Deed restrictions as per Town Code must be included.

2. MICROCELL WIRELESS TRANSMITTER MORATORIUM.

Location: Town wide

Description/History: The Town has received one application for a wireless microcell transmitter from Verizon. This type of transmitter is placed on utility poles and the Town is interested in gathering additional information on the purpose and specific technology associated with this new item.

Proposal: The public hearing is to consider a moratorium until more is understood and specific code language can be developed.

Reason for Town Board Action: The Town Board has authority to adopt moratoria for the purpose of gathering information and updating codes, if necessary.

Issues: The moratorium proposed deals strictly with microcell technologies within public rights of way. The Satellite, Antenna and Tower Local Law remains in force to address wireless communication towers on private properties.

FORMAL AGENDA ITEMS:

1. CLARENCE CENTER VOLUNTEER FIRE COMPANY, 9415 CLARENCE CENTER ROAD.

Location: South side of Clarence Center Road, west of Goodrich Road

Description/History: Existing volunteer fire company property.

Proposal: Applicant is seeking a fireworks display permit for the Labor Day Picnic festivities.

Comprehensive Plan: Area identified within the Clarence Center Hamlet TND.

Reason for Town Board Action: Per local and state law the Town Board has final approval authority for fireworks display permits.

Issues: All application materials including fees, insurance/bonds and fire chief approvals are in the file.

2. VISION MAIN STREET

Location: Main Street Corridor in the Town of Clarence

Description/History: Proposed Plan for the future development of Main street corridor.

Proposal: Adoption of the Plan

Comprehensive Plan: Draft Plan is consistent with Clarence 2030.

Reason for Town Board Action: The adoption of Vision Main Street would be made a part of Clarence 2030.

Issues: A public hearing will be required prior to plan adoption.

3. WEST SHORE BREWING COMPANY, 10995 MAIN STREET.

Location: South side of Main Street at Newstead Border.

Description/History: Existing brewery located in the Traditional Neighborhood District.

Proposal: Applicant is seeking a permit for outside dining.

Comprehensive Plan: Area identified within the Clarence Hollow TND and Overlay/

Reason for Town Board Action: Per the Zoning Law the Town Board may consider outside dining requests via a Temporary Conditional Permit.

Issues: Standard outside dining issues include the number of tables/seats, hours of operation and outdoor music.

WORK SESSION ITEMS:

1. SWORMVILLE VOUNTEER FIRE COMPANY, 6971 TRANSIT ROAD.

Location: East side of Transit Road north of Stahley Road.

Description/History: Existing Fire Hall located in the Swormville Traditional Neighborhood District.

Proposal: Applicant is proposing to construct a new storage building.

Comprehensive Plan: Area identified within the Swormville TND

Reason for Town Board Action: Per the Zoning Law, the Town Board has final approval authority on the architectural style of buildings in the TND.

Issues: Applicant is proposing to construct a pole barn.

DISCUSSION ITEMS:

1. GROUP HOME INFORMATION:

Hillside Children's Services has obtained State approvals to open a 4 unit Children's Group Home (Individual Residential Alternative--IRA) in the Town of Clarence. The intended proposal will be to purchase an existing home in a residential neighborhood, make any required upgrades and occupy the space with four developmentally disabled children and including 24 hour caregiving personnel. It is important to note that a formal application has not been submitted and the Town will have limited options in addressing the matter once a formal application is submitted.

The Town does have a Group Home Committee (reappointed at the 2017 Organizational Meeting), however there are just two members in place at this time to review and make recommendations. Alternatives as to how to proceed will need to be discussed.